



Jordan fishwick

Flat 8 Springbridge Court, Springbridge Road, M16 8HA

Guide Price £189,950



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Springbridge Road, Whalley
Range, Manchester, M16 8HA**
Guide Price £189,950

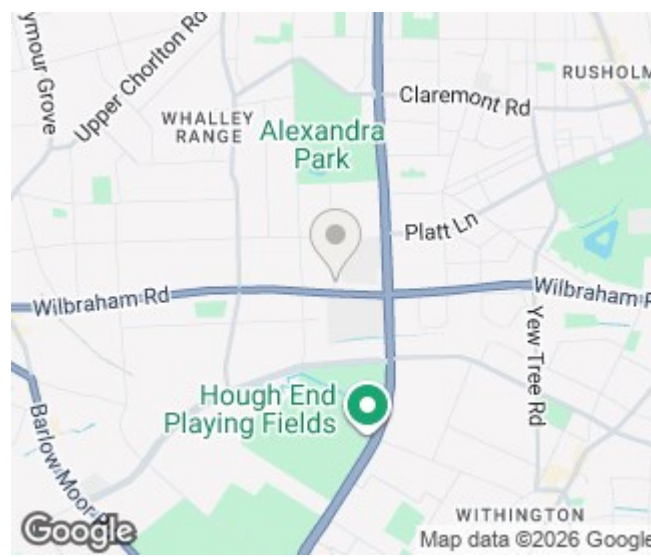



The Property

*****NO CHAIN***** A superbly presented TWO DOUBLE BEDROOM TOP (SECOND) FLOOR FLAT located within a well regarded purpose built GATED DEVELOPMENT in the leafy suburb of Whalley Range. This splendid property benefits from SECURE, ALLOCATED OFF ROAD PARKING as well as use of well maintained communal gardens and is offered for sale in MOVE-IN READY condition having been tastefully updated and stylishly decorated throughout by the current owner. Located only a short stroll Chorlton Village, this delightful property is well placed for all local amenities and transport links including the Metro plus multiple schools and parks are all within easy reach. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway with fitted storage cupboard, 22ft OPEN PLAN LIVING/DINING/KITCHEN with Juliette balcony, two good sized double bedrooms and shower room recently refitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property are well maintained lawned communal gardens with mature hedgerow borders offering privacy from the road whilst to the rear is a large gated residents car park and further communal gardens. An internal viewing is most highly recommended.



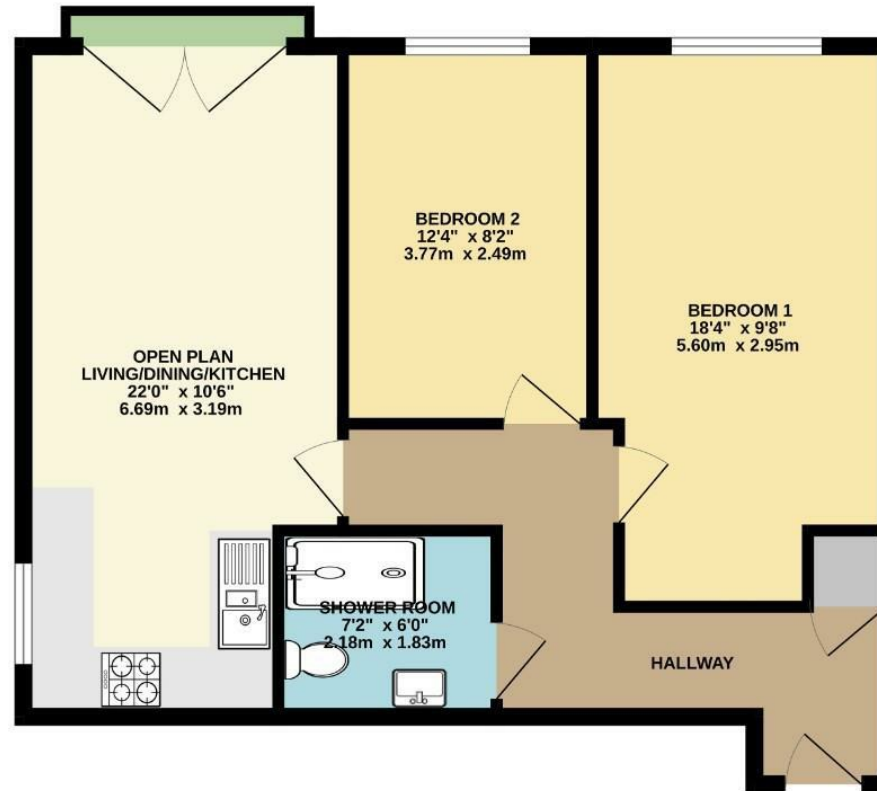
- NO CHAIN
- Two double bedroom top (second) floor flat
- 22ft open plan living/dining/kitchen
- Move-in ready condition
- Allocated secure gated off road parking
- Well placed for Chorlton Village and the Metro
- Short stroll from multiple schools and parks
- Well maintained communal gardens
- Ideal for young couple/first time buyers
- Council Tax: B. EPC: C



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



SECOND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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